

THE REDEVELOPMENT COMMISSION OF THE CITY OF BLOOMINGTON, INDIANA met on Friday, May 6, 2011 at 12:00 Noon in the Showers City Hall, Hooker Room, 401 North Morton Street, with President David Walter presiding.

I. ROLL CALL

Commissioners Present: David Walter, Elizabeth Kehoe, Jim Muehling, and Michael Gentile

Commissioner(s) Absent: John West and Michael Szakaly

Staff Present: Lisa Abbott, Bob Woolford, Doris Sims and Janet Roberts

Other(s) Present: Susie Johnson, Public Work Director; Barry Collin, City Facilities Manager; Danise Alano, Economic Development Director; Mike Rouker, Risk Manager; Mike Trexler, City Controller

II. READING OF THE MINUTES. – None.

III. EXAMINATION OF CLAIMS. – Michael Gentile moved to approve the claims for March 18, 2011 for \$113,405.49; April 1, 2011 for \$143,057.17; April 15, 2011 for \$205, 514.42; April 29, 2011 for \$411,260.66. Elizabeth Kehoe seconded the motion. The claims were unanimously approved.

IV. REPORT OF OFFICERS AND COMMITTEES

A. Director's Report. Abbott report the allocation estimates for CDBG and HOME have been received – CDBG, \$761,634 and HOME – \$628,387. Including the loss of the Housing Counseling funds, the overall reduction total is around \$280,000. The Social Service funding reduction was not quite 20% therefore staff reduced the allocations according to the parameters set by the CAC if the reduction was less than 20%. She believes it will not be necessary to reduce the CDBG allocation because there is program income available to make up the difference. Abbott said cuts are also expected to be made to the 2012 budgets.

Abbott reminded the Commissioners that the neighborhood cleanups have been scheduled for this summer and the Citizens Academy is taking registrations.

C. Budget Summary Report.

V. UNFINISHED BUSINESS. None.

VI. NEW BUSINESS

A. RESOLUTION 11-07 Approval for Allen Street Bike Boulevard Expenses from the Thomson/Walnut/Winslow TIF. Wykoff explain this request is for improvements for road, the pedestrian network and other right of way improvements to the road that are part of the Allen Street Bicycle Boulevard Improvements between Walnut Street and Henderson Street.

Johnson added that the larger plan is to make this the main connector from College Mall Road to the

B-Line then on to Patterson. She sees this as a direct way to move pedestrians and bicycle from east to west across the City. This is the first segment of the connector.

Abbott said the Resolution has been changed to state the funds will be taken only from the Thomson Walnut Winslow TIF, not the Adams Crossing TIF.

Trexler said there are sufficient funds in the Thomson/Walnut/Winslow TIF to fund this project.

Walter asked when the project would be completed and if the neighborhoods were in favor of the project. Wykoff said the bulk of the work to be done is for signage, striping, curb extensions, etc. and the neighborhoods are very supportive of the project.

Elizabeth Kehoe moved to approve the Resolution as revised. Michael Gentile seconded the motion. Resolution 11-07 was unanimously approved. **ADOPTED.**

B. RESOLUTION 11-08 Approval for Reimbursement of Expenses Relating to the Bond Purchase. Rice explained that this reimbursement resolution was recommended by the City's Bond Counsel who will serve as the Counsel when or if the City purchases the 12 acres from IU. She said they expect to bring the request to purchase to the RDC in June. It is legal to pay for pre-bond purchase expenses prior to the actual purchase. Rice read from the IRS regulations listing the types of items that can be paid for prior to the actual purchase; the expenses in the resolution fit the guidelines.

There was discussion about the funding beyond the actual purchase of the property. Most of those items are infrastructure work that will need to be done before anything else can move forward. Those items are also included in the bond.

Rice said there is more than enough money in the TIF to pay for the bond – the bond not be paid with tax dollars. Abbott said as the property is development, more money will be generated for the TIF.

Walter said the resolution states “. . . that the RDC declares its official intent to undertake and complete the Project. . .” He said that sounds like a commitment. Rice stated the Bond Counsel said that is the language that must go in the resolution. However, it is the RDC's official intent to purchase the property, but the RDC is not obligated by that language.

Michael Gentile moved to approve the Resolution. Elizabeth Kehoe seconded the motion. Resolution 11-08 was unanimously approve. **ADOPTED.**

E. RESOLUTION 11-09: Approval to Expend Downtown TIF Funds for the Recycling Site Fencing. Collins explained this is a project being done with Pedal Power to provide downtown recycling for people and small businesses who do not have curbside pickup. They are looking at putting four recycling bins in the northwest parking lot behind the Showers Building. The dumpsters will displace 19 parking spaces. The Garage Market will be used for the 19 needed spaces.

Collins said the area is approximate 85 feet by 35 feet and will require fencing. They are looking at removable vinyl fencing which would not require maintenance. They are planning on adding art projects on the fencing. The recycling hours would be from 7:30 a.m. to 5:00 p.m., Monday through Friday. Three sides would be fenced – the fourth side would be gated so it could be opened for customers and sanitation pick-up. He said there would also be a 28 foot non permanent building which will also need fencing. Collins also said the asphalt may need to be replaced with concrete if it doesn't hold up.

Collins received two bids. The request is for the lowest bid which was received from Affordable Fence at \$12,273.06.

Walter asked when they plan on implementing the recycling. Collins said as soon as possible. Walter asked if this project was in response to requests from business owners. Collins said there have been quite a few requests from people in the downtown area. The recycling would be for glass and other recyclables, not trash. However, the Sanitation Department check the area every day and remove any trash left on the site.

There was further discussion regarding concerns about how this type of a facility will look in the downtown area.

Elizabeth Kehoe moved to approve the resolution. Michael Gentile seconded the motion. Resolution 11-09 was unanimously approved. **ADOPTED.**

VII. NEW BUSINESS/GENERAL DISCUSSION.

VIII. ADJOURNMENT

It was moved and seconded to adjourn the meeting.

David Walter, President

Michael Gentile, Secretary

Date